

## 160m<sup>2</sup> Commercial for Sale in Lympia, Nicosia District

Mixed-use building situated in Lympia, Nicosia. The Village provides amenities such as school, supermarket, restaurants, coffee places, banks etc.  are all within close proximity. Easy access to the high way.

Mixed-use building for sale situated in Lympia, Nicosia. The building has a covered area of 160 sqm approximately and is built in a plot of 210 sqm. On the ground floor there is a two bedroom apartment with open plan kitchen and living area a common shower with toilet and two rooms. with a separate entrance on the ground floor there is also a Shop with a separate toilet.

On the first floor there is a three bedroom apartment with separate kitchen, living and dining area, a com...

### Property Info

Covered Area **160**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **210**  
 Parking **Covered, Yes**

### Additional info

Reference Number **51503**  
 Property type **Other Commercial**  
 Condition **Pre-Owned**  
 Bathrooms **3**  
 View **Mountains view**

### Amenities

#### Location

**Location:** Lympia Region: **Nicosia**  
 Coordinates: **34.997753 / 33.46223**

## Price: €260 000 + VAT

VAT for this property is **€15,275** or **€49,400**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€7 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 625.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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## Price change history

€260 000 on May 7, 2025











